

STATE OF TEXAS
COUNTY FORT BEND
CITY OF FULSHEAR

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FULSHEAR PLANNING AND ZONING MINUTES AUGUST 3, 2012

1. Call to Order

A regular meeting of the Planning and Zoning Commission was called to order by Co-Chairman, David Worley at 8:01 a.m. Friday, August 3, 2012 in the Fulshear City Hall, 30603 FM1093, Fulshear, Texas and all Citizens were welcomed.

2. Quorum

A quorum was present.

Planning and Zoning Members Present

*David C. Worley, Co-Chairman
Bill Archer
Harold Collins
Terry Cozart
Mike Lavengco
Steve Zwick*

Planning and Zoning Members Absent

*Derek Einkauf, Chairman
Doug Konopka, Advisory Member (non-voting member)*

City Staff Present

*D. (Diana) Gordon Offord, City Secretary
C. J. Snipes, City Administrator
David Leyendecker, Contracted City Engineer, came at 8:06 a.m.*

3. Citizen's Comments

There were no Citizen's Comments.

4. Minutes

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Regular Meeting, July 6, 2012

A motion was made by Planning and Zoning Member Archer to approve the minutes as presented. It was seconded by Planning and Zoning Member Lavengco. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, Cozart, Lavengco, Worley, and Zwick
Nays: None

Absent: Planning and Zoning Chairman Einkauf

5. Consider and take action on Variance Request from Cross Creek Ranch regarding the following: "Cross Creek Ranch Water Plant No. 2 and Lift Station No. 4/For a Reserve to take access from an access easement rather than having frontage on a public street (see notice for more specific detail)."

The Planning and Zoning Commission had a short discussion regarding the request for variance. Planning and Zoning Member Archer asked if the variance violated the development agreement. Geoff Freeman, representative for the development, stated the reason a variance is being requested as there is no public street (this will only be temporary) the access will be an easement until a public road can be constructed.

Planning and Zoning Member Zwick asked what prevents them from ever putting in the permanent access and is variance needed. C.J. Snipes, City Administrator stated a variance is needed. Planning and Zoning Member Lavengco stated we can put in a stipulation in order that the variance only be temporary.

Planning and Zoning Member Archer made a motion to grant the variance. Planning and Zoning Member Lavengco requested that the variance motion contain a stipulation that when access becomes available this variance request will be null and void. Planning and Zoning Member Archer amended his motion to include that a temporary variance is granted for access easement for Cross Creek Ranch Water Plant No. 2 and Lift Station No. 4 until such time as both Cross Creek Bend Lane and Cinco Ranch Blvd. are dedicated and constructed as public roads. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, Cozart, Lavengco, Worley, and Zwick
Nays: None

Absent: Planning and Zoning Chairman Einkauf

6. Consider and take action on Cross Creek Ranch: Cross Creek Ranch Water Plant No. 2 and Lift Station No. 4- Preliminary Plat

A motion was made by Planning and Zoning Member Zwick to approve Cross Creek Ranch: Cross Creek Ranch Water Plant No. 2 and Lift Station No. 4 Preliminary Plat subject to David Leyendecker, City Engineer, comments. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:

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Ayes: Planning and Zoning Members Archer, Collins, Cozart, Lavengco, Worley, and Zwick
Nays: None
Absent: Planning and Zoning Chairman Einkauf

7. Consider and take action on Cross Creek Ranch: Creek Bend at Cross Creek Ranch-Section 5/Preliminary Plat

A motion was made by Planning and Zoning Member Lavengco to approve Cross Creek Ranch: Creek Bend at Cross Creek Ranch Section 5/Preliminary Plat. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, Cozart, Lavengco, Worley, and Zwick
Nays: None
Absent: Planning and Zoning Chairman Einkauf

8. Consider and take action on setting workshop date to discuss Revising the Subdivision Ordinance.

Co-Chairman Worley stated that the date for the workshop has already been set and no action is required on this item. The date for the meeting is August 16, 2012 at 8:00 a.m. and he asked City Administrator, C. J. Snipes, if he had any comments.

C. J. Snipes, City Administrator, stated that the following items would be discussed at the workshop:

- prohibition on the location of retail liquor sales establishments within the C Commercial District*
- revision of the notice requirements for matters affecting zoning*
- establishment of Masonry construction requirements for the "C" Commercial, "I" Industrial, And R-2 Residential Districts*
- special use permit application for a change in use from Residential to Commercial*

9. Adjourn

A motion was made by Planning and Zoning Member Lavengco to adjourn at 8:13 a.m. It was seconded by Planning and Zoning Member Zwick. The motion was carried by the following vote:

Ayes: Planning and Zoning Members Archer, Collins, Cozart, Lavengco, Worley, and Zwick
Nays: None
Absent: Planning and Zoning Chairman Einkauf